

Harvest Hills Homeowners Association

2026 Annual Meeting Minutes

Date & Time:	Tuesday, July 7, 2026 at 7:00 p.m.
Location:	Harvest Hills Elementary School 19125 Fir Street, Gretna, NE 68028
Facilitator:	Harvest Hills HOA Board of Directors / Sage HOA Services

I. Call to Order & Welcome

The Annual Meeting of the Harvest Hills Homeowners Association was officially called to order at 7:00 p.m. The current Board of Directors welcomed the attending members and outlined the core agenda of the evening: to elect directors, review neighborhood developments and financial information, and vote on a proposed covenant amendment.

II. Attendance & Quorum Verification

In-person attendance was utilized to establish the required quorum to legally conduct official business. According to the official registration log, a list of households were formally registered with the board for the meeting.

III. Management Company Introduction — Sage HOA Services

Abby Blair introduced herself on behalf of **Sage HOA Services**, the newly retained professional management firm for the association.

- **Contact & Services:** She presented the primary avenues for communication and highlighted the operational and administrative roles Sage provides to streamline neighborhood operations. Homeowners were educated on the proper protocol for contacting Sage regarding general questions, dues processing, and covenant compliance.
- **Architectural Review Committee (ARC) Approvals:** An interactive discussion took place regarding standard ARC application criteria. The community reviewed exactly what needs to be formally submitted for approval (such as structural additions, fences, or decks) prior to breaking ground, ensuring all modifications remain compliant with established neighborhood guidelines.

IV. SID Presentation & Discussion

Jesse McConnell spoke to the community on behalf of the neighborhood's Sanitary and Improvement District (SID). The following updates and discussions occurred:

- **Trash Services:** It was reported that the SID had to retract the previously planned neighborhood trash services due to regulatory discrepancies regarding what the City of Gretna would allow.
- **Retention Dry Basins:** Homeowners raised concerns about the current state of the dry retention basins, expressing that they look awful and do not appear to be correct or properly completed.
- **SID Financials & Taxes:** Jesse gave a brief overview of the SID's financial standings and shared a positive outlook that the neighborhood tax levy may decrease slightly.

V. Landscaping & Grounds Maintenance — JD Lawns

A comprehensive overview was delivered regarding current and upcoming turf and landscaping management handled by **JD Lawns**:

- **Murray Trail Project:** A slide was reviewed highlighting the upcoming landscape development project along Murray Trail. This project features the planned installation of a uniform row of trees to improve neighborhood aesthetics and boundary density. *(A visual overview layout of the row of trees was displayed on screen for the community.)*



- **Weed Control & Turf Health:** JD Lawns is actively working on comprehensive weed control across the common spaces, including blanket sprays and timely fertilization treatments to ensure consistency.
- **Aeration:** It was confirmed that JD Lawns will be aerating the community turf common areas again this fall season to maintain soil health and promote root development.

VI. Financial Review & 2027 Budget Presentation

The Board presented the Proposed Annual Budget for Calendar Year 2027. Projected dues for 2027 will remain at \$450 per household. The association reviewed the following summary breakdown of incomes, fixed allocations, and operating costs:

Budget Item	Amount	Description
Total Income	\$74,250.00	Based on 165 units paying annual dues (\$450 per Household).
Administrative Expenses	\$8,334.43	Includes management company fees, legal fees, website, and office supplies.
Fixed Costs	\$5,494.49	Covers insurance, property taxes, federal taxes, and state filings.
Operating Costs	\$48,670.00	Driven by Mowing/Landscaping (\$28,600), retention basins, improvements, and snow/tree services.
Reserve Contribution	\$10,000.00	Allocated for long-term neighborhood capital reserves.
Total Operating Expenses & Reserves	\$72,498.92	Sum of all budgeted allocations and contributions.
Projected Net Income	\$1,751.08	Remaining unallocated surplus funds.

VII. Votes, Discussions & Elections

1. Proposed Covenant Amendment (Storage Sheds)

The community reviewed the proposed amendment to Article II, Section 8 regarding storage sheds. The proposed parameters allow one storage shed per lot (up to 12'x12') subject to written architectural approval. Structures must match or be architecturally compatible with the primary residence and cannot be temporary, metal, or plastic/canvas.

Community Discussion: A homeowner raised questions regarding the strict requirement for sheds to be placed on permanent concrete foundations. The Board clarified and emphasized that this structural requirement is vital for the safety and longevity of the structures, specifically providing security against high wind damage and preventing uneven structural settling over time.

The Board also noted that the proposed covenant amendment is subject to approval by the membership. The results will be announced after all proxy ballots have been received and counted to determine whether the amendment is adopted.

2. Raffle Drawing

A raffle drawing was held during the meeting for a \$50 Hy-Vee gift card, generously donated by Hy-Vee. Homeowners were required to be present to be eligible to win. The gift card was awarded to the holder of the winning raffle ticket who was present at the meeting.

3. Election of Directors

Prior to the meeting, the association had received one formal board nomination sheet. During the meeting, two additional candidates stepped forward from the floor to volunteer. The election of the new board members was formally approved by a unanimous verbal 'aye' vote, with zero 'nays' voiced by the attending homeowners.

Following the vote, the new Board of Directors was officially established for the upcoming term:

- **President:** Jeff Prince
- **Vice President / Treasurer:** Ken Paulison
- **Secretary:** Sydney Bac

The following will be associated with the Board of Directors as an Advisory Committee (no voting power):

- Hailey Bekins (Former HOA President)
- Jodi Smith (Former HOA Vice President / Treasurer)
- Jeannie Paulison

VIII. Adjournment

With all official business items fully addressed and neighborhood reviews concluded, the meeting was adjourned.

*Minutes compiled and submitted by:
Harvest Hills HOA Board of Directors & Sage HOA Services*